

11/45 Swanton Drive, Mudgeeraba, Qld 4213



Townhouse For Sale

Wednesday, 12 June 2024

11/45 Swanton Drive, Mudgeeraba, Qld 4213

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Greg Corcoran
0475046561



Charlie Wicken
0755944424

CONTACT AGENT

To enter the complex, press 11# and you'll be buzzed in or call Greg on 0475 046 561 or Charlie on 0407 111 719. This really is a fantastic opportunity for you to buy into one of the most desired complexes here in Central Gold Coast. As the title says, the complex (Poinciana Gardens) is incredibly secure and the home is perfectly tucked in with only one direct neighbour to your left and the pool/amenities very close by. Here are the nuts and bolts of the home: There are 2 bedrooms, with the master bedrooms and ensuite at the front of the home and the second bedroom and main bathroom just down the hall. Next to the main living and dining, there is a multi-purpose room which can be enclosed and could be utilised as a separate living, a 3rd bedroom, office/study, media or rumpus room. There is a really warm outside entertaining deck and patio area which is incredibly private, with an inbuilt barbecue and side access and is a great place to sit back and relax. The body corp is very affordable at \$68 per week (approx) and inside you'll have access to the pool and bbq area and the parklands at the back. The complex is incredibly well maintained and every Friday, the locals get together for drinks and nibbles. It has a really nice community feel. Now the geography....you'll be so close to: • Robina Town Centre • Burleigh Beach • Parklands • The hinterland and rainforests • M1 motorway • Coolangatta Airport • Robina Hospital • Private and Public schools

HIGHLIGHTS: • 2 Bedrooms/2 Bathrooms/Single lock up garage + extra parking • Air conditioning • Spacious living area • Body Corp \$68 per week • Multi-purpose room which could serve as potential 3rd bedroom/media room/study or office/rumpus • Close walk to the complex amenities • Community feel inside Poinciana Gardens • Undercover outdoor entertaining which is incredibly private and serene • Separate laundry • Very close to Hospital, Robina Town Centre Shopping Centre, Private and public schools, as well as the M1 motorway

POTENTIAL INCOME: Rental: \$700 - \$750 per week (approx.)

SCHOOL CATCHMENT ZONE: Clover Hill State School Robina State High School Somerset College

DISTANCES: Bus Stop - 50 m Local Shopping Centre - 1.2 km Major Shopping Centre - 1.9 km Primary School - 1.9 km High School - 2.9 km Parkland - 5 m Highway - 2 km Train Station - 3 km Beach - 10.1 km Hospital - 3 km

Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.